

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Hawksbury Road, 25' W of  
Windridge Road  
(4700 Hawksbury Road)  
2nd Election District  
2nd Councilmanic District  
  
Melvin Massey, Jr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-158-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 4700 Hawksbury Road, located in the vicinity of Scotts Level Road in Pikesville. The Petition was filed by the owners of the property, Melvin Massey, Jr., and his wife, Marcie Kincaid-Massey. The Petitioners seek relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.D of the Comprehensive Manual of Development Policies {C.M.D.P.}) 1971-92 Regulations, and Section 301.1.C of the Permits and Development Management Poilicy Manual, to permit an open projection setback of 3 feet in lieu of the required 11.25 feet, and to amend any last approved final development plan for Willow Glen North Addition, Lot 4, for a proposed open carport. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the

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Date

By

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information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.


THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6<sup>th</sup> day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.D of the Comprehensive Manual of Development Policies {C.M.D.P.}) 1971-92 Regulations, and Section 301.1.C of the Permits and Development Management Policy Manual, to permit an open projection setback of 3 feet in lieu of the required 11.25 feet, and to amend any last approved final development plan for Willow Glen North Addition, Lot 4, for a proposed open carport, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

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2) The proposed carport shall remain open on the three exposed sides and shall not be enclosed for any reason.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/19/16  
By [Signature]

RECEIVED



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 6, 1996

Mr. & Mrs. Melvin Massey, Jr.  
4700 Hawksbury Road  
Pikesville, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Hawksbury Road, 25' W of Windridge Road  
(4700 Hawksbury Road)  
2nd Election District - 2nd Councilmanic District  
Melvin Massey, Jr., et ux - Petitioners  
Case No. 97-158-A

Dear Mr. & Mrs. Massey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

NOTED





# Petition for Administrative Variance

## 97-158-A

### to the Zoning Commissioner of Baltimore County

for the property located at

4700 HAWKSBURY RD.

which is presently zoned

Residential

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

504 BCCR, V.B. 6b (CMDDP)

1971-1992 REGULATIONS AND PDM POLICY MANUAL SECT 301, I.C. TO PERMIT AN OPEN PROJECTION SETBACK OF 3 FT. IN LIEU OF THE REQUIRED 11 1/4 FT. TO PROPERTY LINE. AND TO AMEND ANY LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT #4

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Practical Difficulty

1. Distance - 11'4" from 4648 Hawksbury Rd cannot be met to build a 20' wide carport

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s).

Michael Massey, Jr.

(Type or Print Name)

Michael Massey Jr.

Signature

Marcie Kincaid Massey

(Type or Print Name)

Marcie Kincaid - Massey

Signature

4700 Hawksbury Rd. 922-8955

Address

Phone No

Pikesville, Md. 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ESTIMATED POSTING DATE \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 158

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# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4700 Hawksbury Rd.  
address  
Pikesville, Md. 21208  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Practical difficulty - We cannot meet  
the county zoning requirement of 11'14"  
from the property at 4648 Hawksbury  
Rd and have the area necessary to  
build a 20' wide carport

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Melvin Massey, Jr.  
(signature)  
MELVIN MASSEY, JR.  
(type or print name)



Marcie Kincaid-Massey  
(signature)  
Marcie Kincaid-Massey  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17<sup>th</sup> day of September, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melvin + Marcie Massey

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/17/96 Esther Atkins  
date

Esther Atkins  
NOTARY PUBLIC

My Commission Expires: 9/1/99



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4700 Hawksbury Rd.  
address  
Pikesville, Md. 21208  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Practical difficulty - We cannot meet  
the county zoning requirement of 11'4"  
from the property at 4698 Hawksbury  
Rd and have the area necessary to  
build a 20' wide car port.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Melvin Massey Jr.  
(signature)  
Melvin Massey Jr.  
(type or print name)



Marcie Kincaid - Massey  
(signature)  
Marcie Kincaid - Massey  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

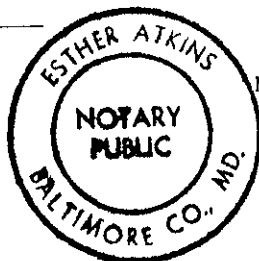
I HEREBY CERTIFY, this 17<sup>th</sup> day of September, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melvin & Marcie Massey

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/17/96  
date



Esther Atkins  
NOTARY PUBLIC

My Commission Expires:

9/1/99

MICROFILMED



# Petition for Administrative Variance

97-158-A

## to the Zoning Commissioner of Baltimore County

for the property located at 4700 Hawksbury Rd.

which is presently zoned Residential DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 BZB, V.B. 66 (b) and

1991-1992 Regulations and Zoning Policy Manual sec 591, i.e. To permit an open projection setback of 5 ft. in lieu of the required 11'4" ft. To property line. And to amend any past approved joint development plan for

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Practical Difficulty

1. Distance - 11'4" from 4648 Hawksbury Rd cannot be met to build a 20' carport

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ESTIMATED POSTING DATE: \_\_\_\_\_



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on Recycled Paper

ITEM #: 158

ORDER RECEIVED FOR FILING

Date

by

97-158-A

VARIANCE ATTACHMENT

504 BCZR, V.B.G.D (CMDP) 1971-92 REGULATIONS  
AND THE P.D.M. POLICY MANUAL SECTION 301.1.C,  
TO PERMIT AN OPEN PROJECTION SETBACK OF 3 FT.  
IN LIEU OF THE REQUIRED 11 1/4 FT TO PROPERTY LINE.  
AND TO AMEND ANY LAST APPROVED F.D.P. FOR LOT #4.

ORDER RECEIVED FOR FILING

Date

By

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ITEM # 158

Malvin + MARCIE MASSEY  
4700 HAWKSBURY RD.  
PIKESVILLE, MD. 21208

REQUEST for ADMINISTRATIVE VARIANCE

PRACTICAL DIFFICULTY - ATTACHMENT

WE HAVE NO ACCESS TO THE BACK YARD  
by CAR.

THE SCREENED PORCH + DECK BLOCK THE WAY  
TO THE BACK YARD ON THE DRIVEWAY SIDE

THERE IS NO DRIVEWAY TO THE LEFT SIDE  
WHICH IS BLOCKED IN FRONT BY TREES.

THE SHED ON THE LEFT SIDE OF THE HOUSE  
ALSO PREVENTS ACCESS BY CAR TO THE REAR  
OF THE HOUSE

THE BACK YARD IS GRADED STEEPLY TOWARD  
ITS 20' RETAINING WALL.

MADE  
10/10/10

158  
ZONING DESCRIPTION

ZONING DESCRIPTION FOR 4700 HAWKSBURY  
RD.

BEGINNING AT A POINT ON THE NORTH SIDE  
OF HAWKSBURY RD. WHICH IS 60' R/W WIDE  
AT THE DISTANCE OF 25' WEST OF THE  
CENTERLINE OF THE NEAREST INTERSECTING STREET,  
WINDRIDGE RD. WHICH IS 60' R/W WIDE.  
\* BEING LOT # 4, BLOCK A, SECTION # 1 IN THE  
SUBDIVISION OF WILLOW GLEN NORTH ADDN.  
AS RECORDED IN BALTIMORE COUNTY PLAT BOOK  
# 34, FOLIO # 149, CONTAINING 11,154 SF. ALSO  
KNOWN AS 4700 HAWKSBURY RD. AND LOCAT-  
ED IN THE 02 ELECTION DISTRICT, 02 COUNCIL-  
MANIC DISTRICT.

9-19-96

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**WOW**  
Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 158

Petitioner: Malvin Massey Jr.

Location: 4700 Hawksbury Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Malvin Massey Jr.

ADDRESS: 4700 Hawksbury Rd.

Pikesville, Md. 21208

PHONE NUMBER: 922-3950

AJ: ggs

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(Revised 09/24/96)



## CERTIFICATE OF POSTING

RE: Case No.: 97-158-A

Petitioner/Developer: \_\_\_\_\_

Melvin Massey, JrDate of Hearing/Closing: 10.28.96

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at To Permit AN  
open projection setback of 3 Ft in Lieu of  
the required 11 1/4 ft. to property line AND to

The sign(s) were posted on 10-11. 96  
(Month, Day, Year)

Amend Any last approved Sincerely, final development plan  
for lot 4

Glen B. Burdette 10/15/96  
(Signature of Sign Poster and Date)

Glen B. Burdette

(Printed Name)

SHANNON-BAUM SIGNS

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD 21784

(410) 781-4000

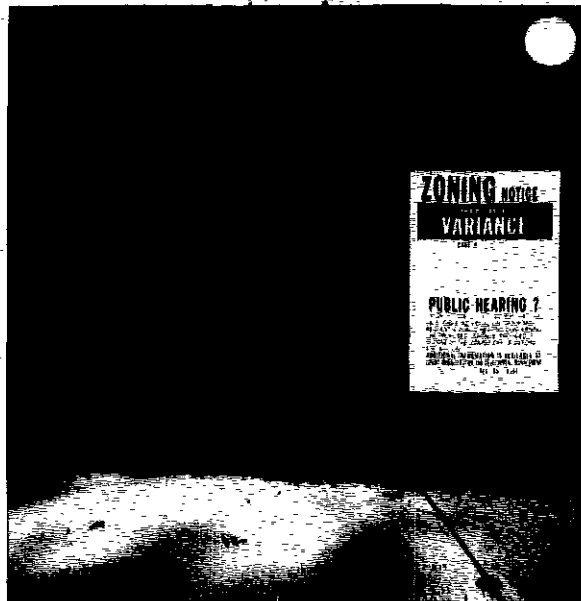
(City, State, Zip Code)

(Telephone Number)

SHANNON-BAUM SIGNS  
105 COMPETITIVE GOALS DR.  
ELDERSBURG, MD 21784  
(410) 781-4000

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9/96  
cert.doc



1000-187 (014)  
1000-187 (014)  
1000-187 (014)

1000-187 (014)  
1000-187 (014)  
1000-187 (014)

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/13/96.

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 97-158-A

~~50' SETBACK~~ TO PERMIT AN OPEN PROJECTION SETBACK OF  
3 FT. IN LIEU OF THE REQUIRED 11 1/4 FT. TO PROPERTY LINE  
AND TO AMEND ANY LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 4

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

10/28/96  
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 10, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-158-A (Item 158)  
N/S Hawksbury Road, 25' W of Windridge Road  
4700 Hawksbury Road  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Melvin Massey, Jr. and Marcie Kincaid-Massey  
Post by Date: 10/13/96  
Closing Date: 10/18/96

28

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Melvin and Marcie Massey





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Melvin Massey, Jr.  
4700 Hawksbury Road  
Pikesville, MD 21208

RE: Item No.: 158  
Case No.: 97-158-A  
Petitioner: Melvin Massey, et ux

Dear Mr. and Mrs. Massey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 3, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/10/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154,  
155, 156, 158, 159 and 160.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

(MICROFILMED)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/11/96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: OCT 15

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

150

151

152

156

158

160

RBS:sp

BRUCE2/DEPRM/TXTSBP

RECORDED

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:      Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   October 10, 1996

FROM:    Pat Keller, Director  
         Office of Planning

SUBJECT:    Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 115, 149, 151, 153, 154, 156, 158, and 159

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kerns*

PK/JL





**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 158 (J.L.L.)  
10.24.96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717

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*Opt W. Bowling*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 25, 1996

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 21, 1996  
Item Nos. 151, 153, 154, 155, 156,  
158, 159, and 160

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

## OWNER INFORMATION

D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

08/29/

DISTRICT: 02 ACCT NO: 1600004284

USE: RESIDENTIAL

OWNER NAME: GROSS BOBBY TYRONE

GROSS TRACY A

MAILING ADDRESS: 4646 HAWKESBURY RD

BALTIMORE

MD 21205

PRINCIPAL

RESIDENCE

YES

TRANSFERRED

FROM: WEINER FREDDIE M

DATE: 04/01/92 PRICE: \$157,000

DEED REFERENCE: 1 / 9116/ 454

(2)

POTENTIAL TAX LIABILITY

NONE

TAX EXEMPT: NO

We do not object to a corport,  
measuring 16' x 20', being built by our  
neighbors.

ITM # 158

Tracy GrossBobby Gross

Date 9/18/96

6/1/96 (L.R.)

OWNER INFORMATION

DISTRICT: 02 ACCT NO: 1800004286

USE: RESIDENTIAL

OWNER NAME: CRAWFORD, PETER C  
CRAWFORD, JESSIE L.  
MAILING ADDRESS: 4702 HAWKESBURY RD  
BALTIMORE

PRINCIPAL  
RESIDENCE  
YES

MD 21205

TRANSFERRED  
BSC/MS/PL/VA/NT/AN/AT/CT/Y

DATE: 06/08/94 PRICE: \$100,000

SALE REFERENCE: 10 10510 718

POTENTIAL TAX LIABILITY

DATE & TIME: NO

I am Jessie Crawford. I have no  
objection to the car port. My  
concern is that it is built  
in a manner that it does  
not affect the value of  
my property.

Jessie Crawford  
September 18, 1996

Item # 158

MICROFILMED

## OWNER INFORMATION

M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

08/23/71

DISTRICT: 02 ACCT NO: 1600004266

USE: RESIDENTIAL

OWNER NAME: CRAWFORD PETER C  
CRAWFORD JESSIE L  
MAILING ADDRESS: 4702 HAWKESBURY RD  
BALTIMORE

MD 21208

PRINCIPAL  
RESIDENCE  
YESTRANSFERRED  
FROM: VOSELOVSKY ANATOLY

DATE: 05/05/84 PRICE: \$155,000

FILED REFERENCE: 1, /10519/ 713  
2,

POTENTIAL TAX LIABILITY

NONE

TAX EXEMPT: NO

I am Peter Crawford. I have no objection to the design and building of a car port as explain to me. I understand ~~it~~ ~~will~~ building will be ~~in~~ monitor and built to county regulation.

ITEM #158

MICROFILMED

Name Peter Crawford

Name \_\_\_\_\_

Date 09-18-96

## Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/13/96

Format for Sign Printing, Black Letters on a White Background:

**ZONING NOTICE****ADMINISTRATIVE  
VARIANCE**Case No.: 97-158-A

~~FOR~~ ~~TO~~ ~~PERMIT~~ ~~AN~~ ~~OPEN~~ ~~PROJECTION~~ ~~SETBACK~~ ~~OF~~  
3FT IN LIEU OF THE REQUIRED 11 1/4 FT. TO PROPERTY LINE  
AND TO AMEND ANY LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 4

**PUBLIC HEARING ?**

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

10/28/96

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96  
post2.doc

MICROFILMED



4700 #158  
HAWKSBURY RD.



4648

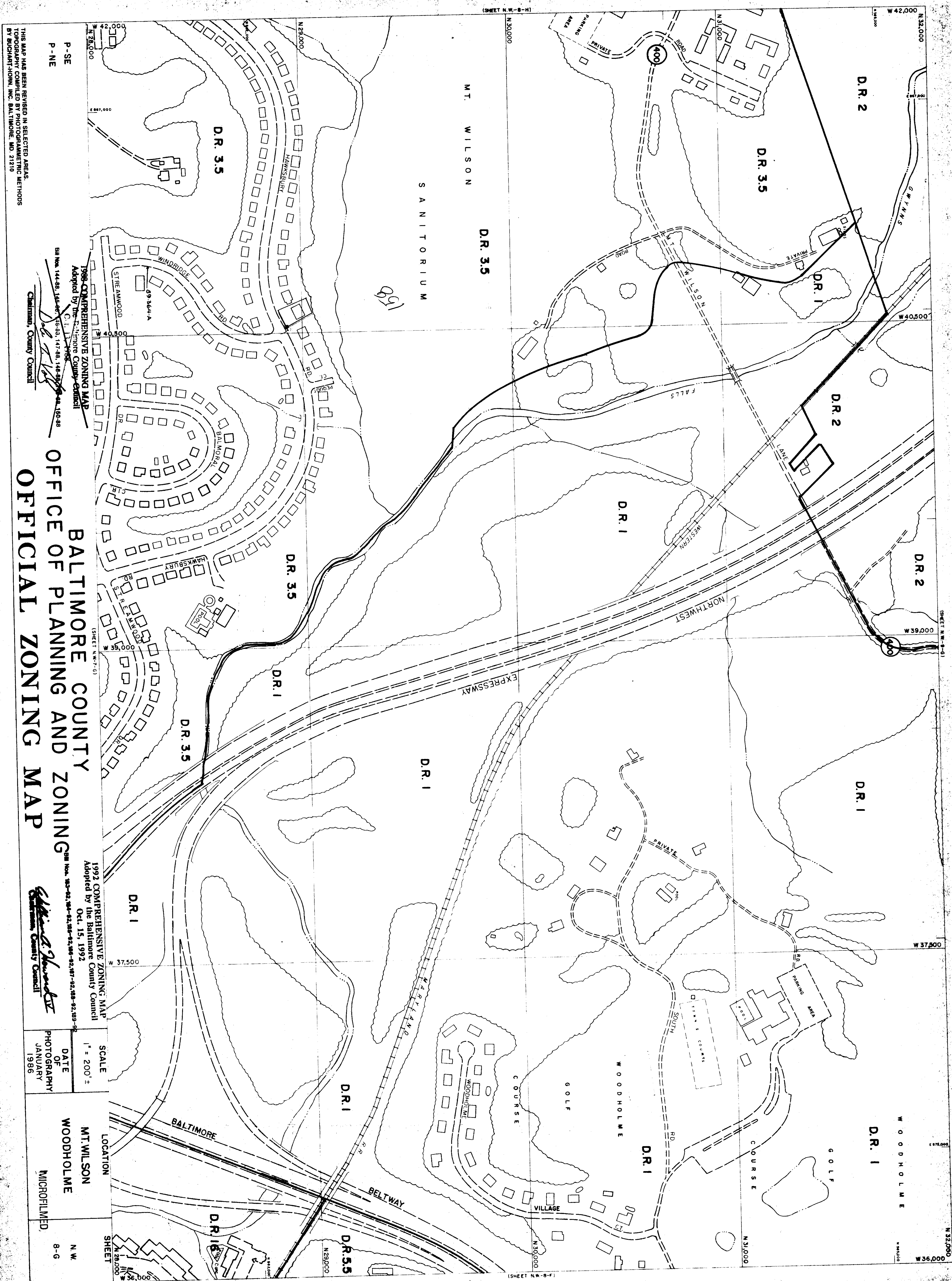


MICROFILMED



4702







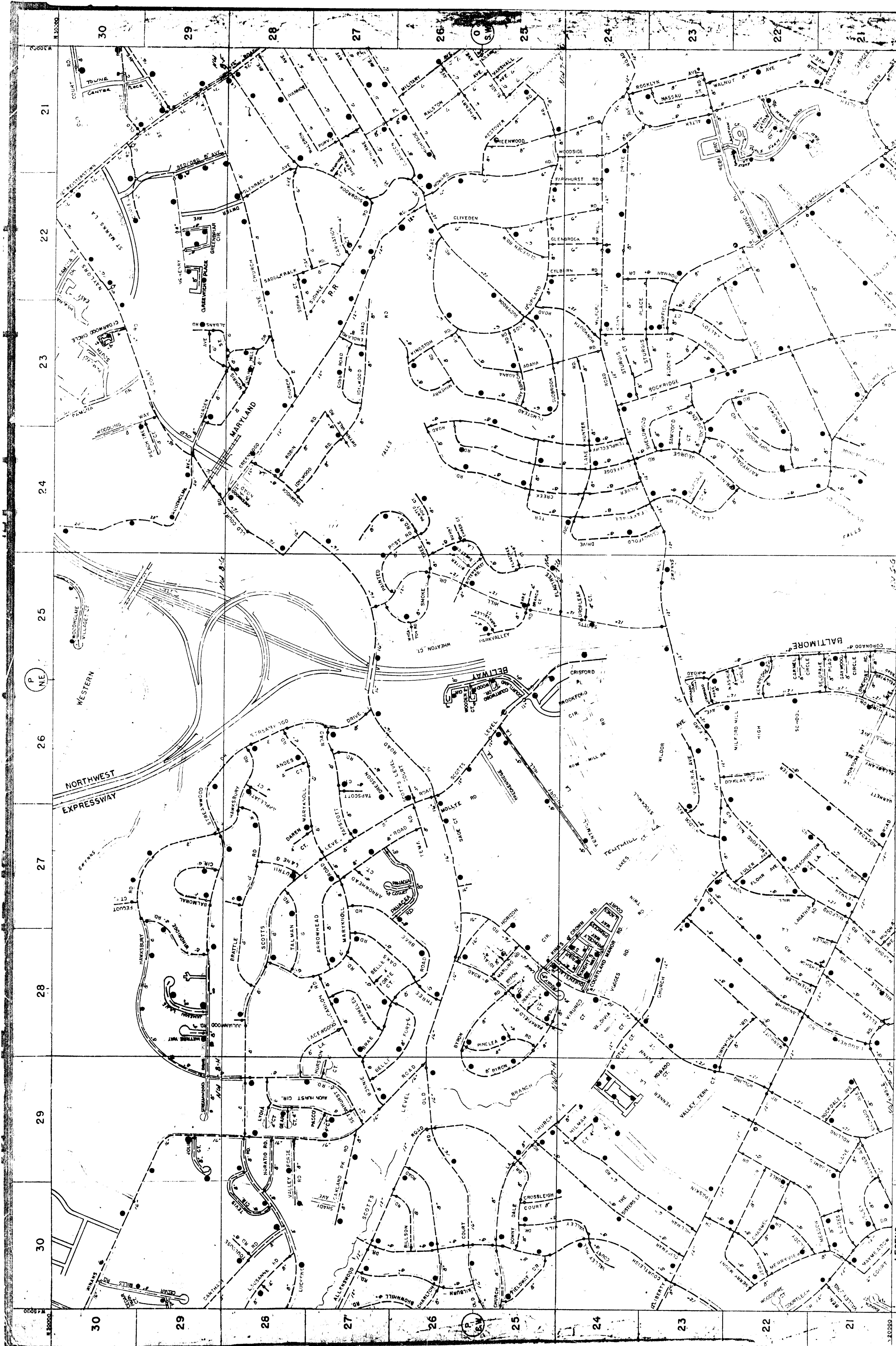


PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

198  
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	GARRISON AREA	N. W. MICROFILMED, 9
DATE OF PHOTOGRAPHY JANUARY 1986		





**LEGEND**

- BC.M.D. MAINS SHOWN
- BALTIMORE CITY MAINS SHOWN
- FIRE HYDRANTS SHOWN
- VALVES SHOWN

**BALTIMORE COUNTY METROPOLITAN DISTRICT  
KEY MAP  
WATER MAINS**

**SCALE**  
1 IN = 500'

**TOPO & PLAN SHEETS**

KEY SHEET	TOPO & PLAN SHEETS
NW 6 F	8-G
7-F	6-H
8-F	7-H
6-G	8-H
7-G	

**MICROFILMED**

**KEY SHEET**  
P  
SE



NOTE #  
FIA ZONE A  
FIA ZONE B & C  
SEE FLOOD INS. RATE MAPS

BRIDGE STRUCTURES

BALTIMORE COUNTY METROPOLITAN DISTRICT  
NEW MAP  
STORM DRAINS

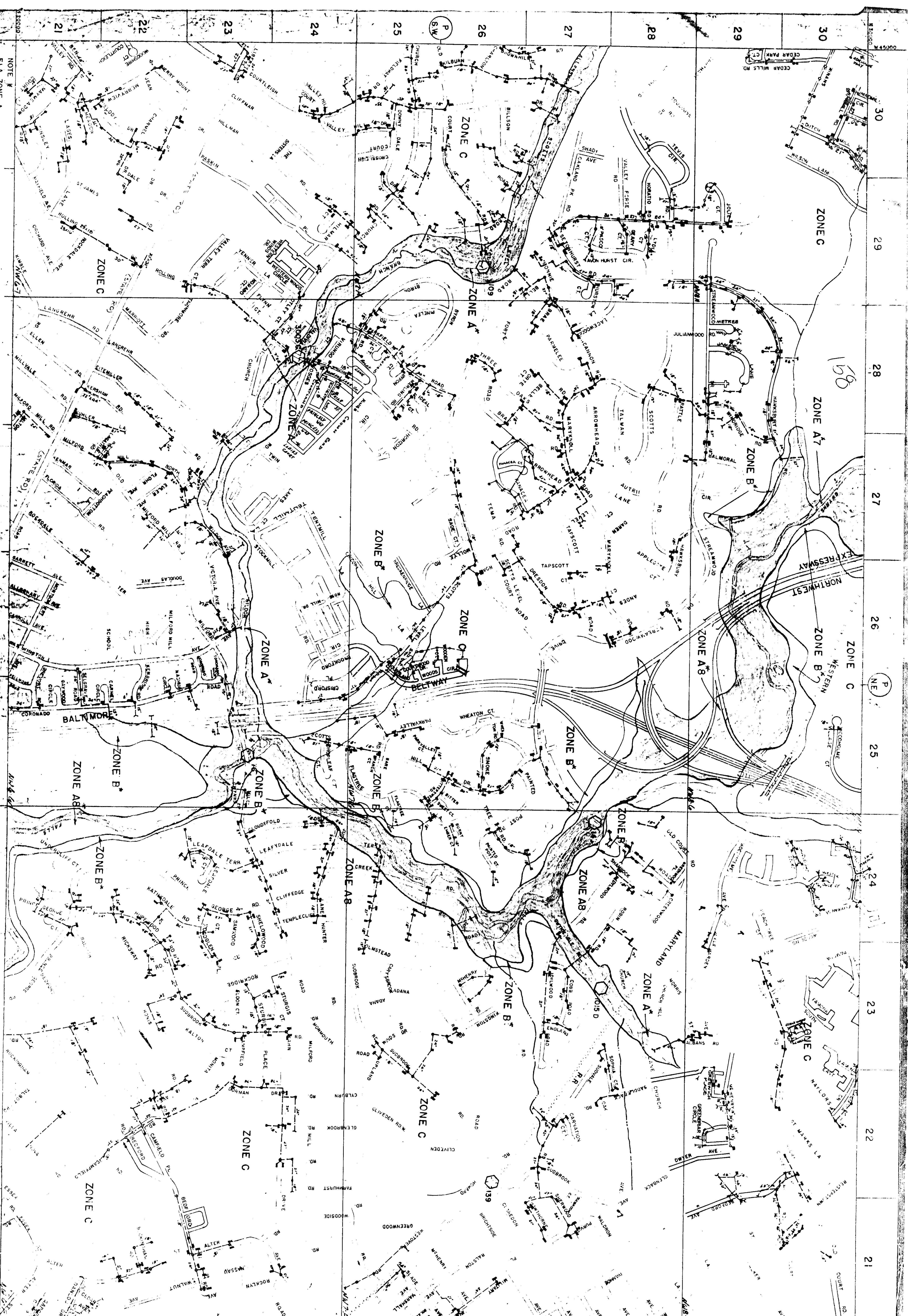
NOTE

1. Floodplains shown for informational purposes only.

MICROFILMED

SCALE  
TOPO & PLAN SHEETS  
NW 6-F 8-G  
7-F 6-H  
8-F 7-H  
6-G 8-H  
7-G

KEY  
P  
SE









# Zoning Description

## Zoning Description for 4700 Hawksbury Rd.

Beginning at a point on the North side of Hawksbury Rd. which is 60' R/W wide at the distance of 25' West of the centerline of the nearest intersecting street, Windridge Rd. which is 60' R/W wide.

\* Being Lot #4, Block A, Section #1 in the subdivision of Willow Glen North Addn. as recorded in Baltimore County Plat Book #34, Folio #149, containing 14,154 sq. ft. Also known as 4700 Hawksbury Rd. and located in the 02 Election District, 02 Councilmanic District.

9-19-96



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 158

Petitioner: Melvin Massey Jr.

Location: 4700 Hawksbury Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Melvin Massey Jr.

ADDRESS: 4700 Hawksbury Rd.

Pikesville, Md. 21204

PHONE NUMBER: 922-3955

AJ:ggg

(Revised 09/24/96)

SEP-19-96 THU 15:32 10:240M

TEL NO:410-887-5708

#071, P07

## CERTIFICATE OF POSTING

RE: Case No.: 97-158-A

Petitioner/Developer:

Melvin Massey, Jr.

Date of Hearing/Closing: 10-28-96

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at To Permit AN open projection setback of 3 Ft in Lieu of the required 11 1/4 ft. to property line and to

The sign(s) were posted on 10-11-96

(Month, Day, Year)

Amend Any last approved Sincerely, final development plan for lot 4

Glen B. Burdette

(Signature of Sign Poster and Date)

(Printed Name)

SHANNON-BAUM SIGNS

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD 21784

(410) 781-4000

(City, State, Zip Code)

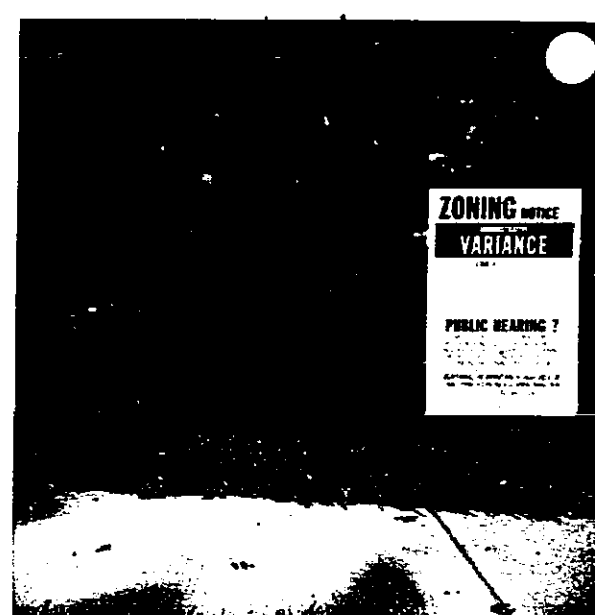
(Telephone Number)

SHANNON-BAUM SIGNS

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD 21784

(410) 781-4000



ZRM

91%

P.87

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/13/96

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 97-158-A

TO PERMIT AN OPEN PROJECTION SETBACK OF 3 FT IN LIEU OF THE REQUIRED 11 1/4 FT. TO PROPERTY LINE AND TO AMEND ANY LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 4

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 10/28/96

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

956

gmsl.dwg



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 19, 1996

### ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-158-A (Item 158)

N/S Hawksbury Road, 25' W of Windridge Road

4700 Hawksbury Road

2nd Election District - 2nd Councilmanic

Legal Owner(s): Melvin Massey, Jr. and Marcie Kincaid-Massey

Post by Date: 10/13/96

Closing Date: 10/18/96

28

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.

2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.

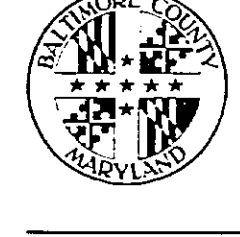
3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.

4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. In when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Melvin and Marcie Massey



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Melvin Massey, Jr.  
4700 Hawksbury Road  
Pikesville, MD 21208

RE: Item No.: 158  
Case No.: 97-158-A  
Petitioner: Melvin Massey, et ux

Dear Mr. and Mrs. Massey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 3, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Subanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/10/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154, 155, 156, 158, 159 and 160.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1108F

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Saeley  
Permits and Development Review  
DEPRM

DATE: 10/10/96

SUBJECT: Zoning Advisory Committee  
Meeting Date: OCT 13

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:  
150  
151  
152  
156  
158  
160

RBS:sp  
BRUCEZ/DEPRM/TXTS&P



**TO:** Arnold Fablon, Director  
Permits and Development  
Management

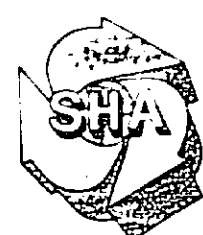
**DATE:** October 10, 1996

**FROM:** Pat Keller, Director  
Office of Planning

**SUBJECT:** Petitions from Zoning Advisory Committee

Prepared by: Jeffrey W. Long  
Division Chief: Gary L. Kerns

PK/JL



David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 158 (J.C.L.)  
10-24-96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*R. J. Burns*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free.

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

TO: Arnold Sauer, Director  
Department of Permits & Development  
Management

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 21, 1996  
Item Nos. 151, 153, 154, 155, 156,  
158, 159, and 160

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE33

We do not object to a report,  
measuring 16' x 20', being built by our  
neighbors.

LTm # 158

Name: Macie Gross

I am Jessie Crawford. I have no objection to the car part. My concern is that it is ~~built~~ built in a manner that it ~~does~~ not affect the value of my property.

Arvid Kauff  
December 18 1996

OWNER INFORMATION

DISTRICT: 02 ACCT NO: 190040018

OWNER NAME: CRAMPFORD PETER W  
CRAMPFORD PETER W  
MAILING ADDRESS: 4702 TOWERSWAY RD  
BALTIMORE MD 21206

USE: RESIDENTIAL

PRINCIPAL  
RESIDENT  
YES

TRANSFERRED  
1974-01-01  
1974-01-01

DATE: 02/05/84 PRICE: \$198,300

POTENTIAL TAX LIABILITY

NONE

I am Peter Crawford. I have no objection to the design and building of a capment as explain to me. I understand ~~the~~ building will be ~~as~~ monitor and built to county regulation.

# 158

Name Peter Cooper  
Name \_\_\_\_\_  
date 04-18-96

10/09/1996 07:50AM FFF 10H5135 TO 17878714673 P.6

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/13/96.

Format for Sign Printing: Black Letters on a White Background.

## ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case No.: 97-158-A

~~5' SETBACK~~ TO PERMIT AN OPEN PROJECTION SETBACK OF  
3FT IN LIEU OF THE REQUIRED 11 1/4 FT. TO PROPERTY LINE  
AND TO AMEND ANY LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT

**PUBLIC HEARING ?**

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
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10/28/96  
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204. (410) 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



Map to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4700 Hawksbury Rd.

Map of Valley Glen North Area

Map of Valley Glen North Area

Map of Valley Glen North Area

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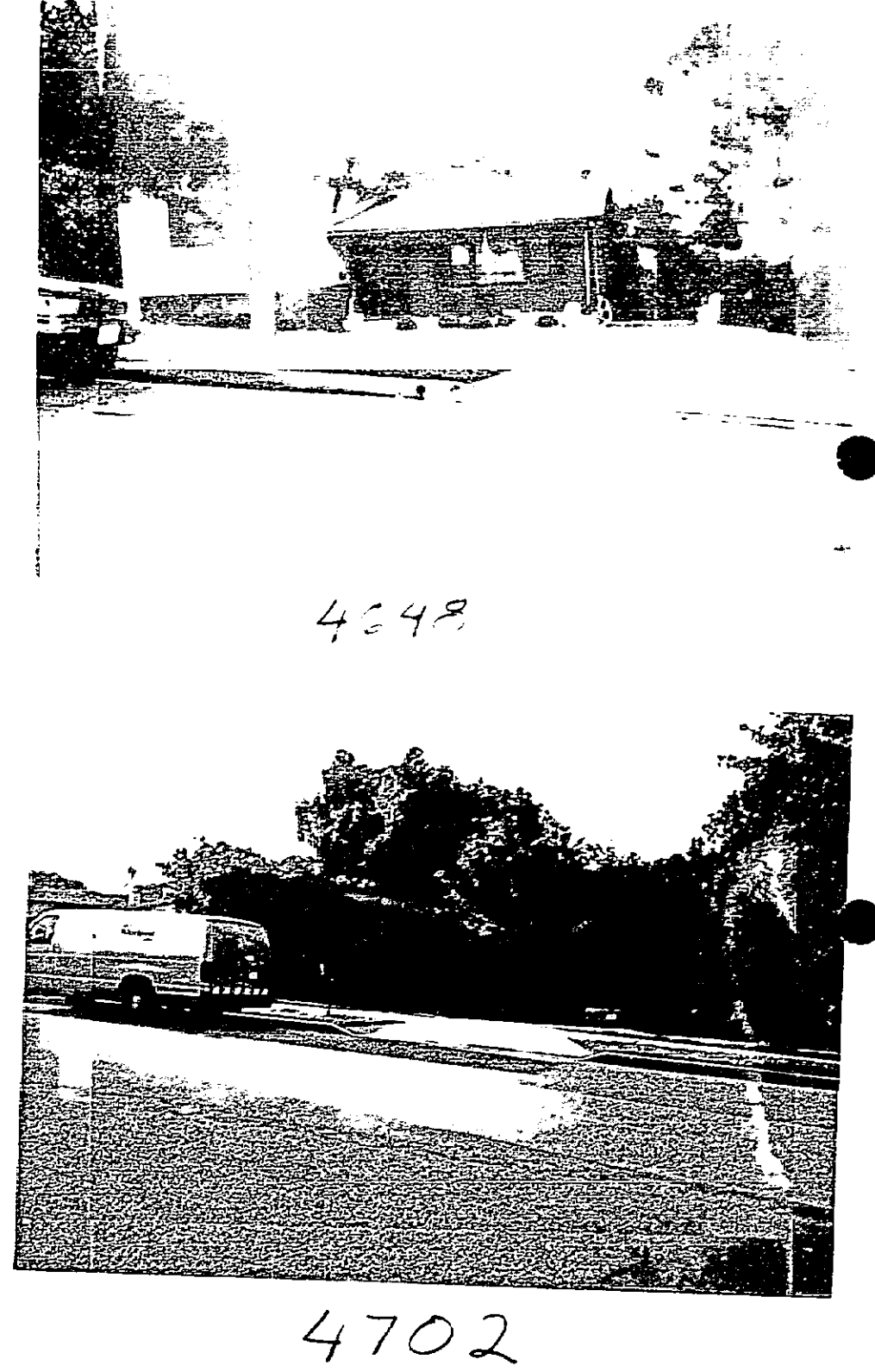
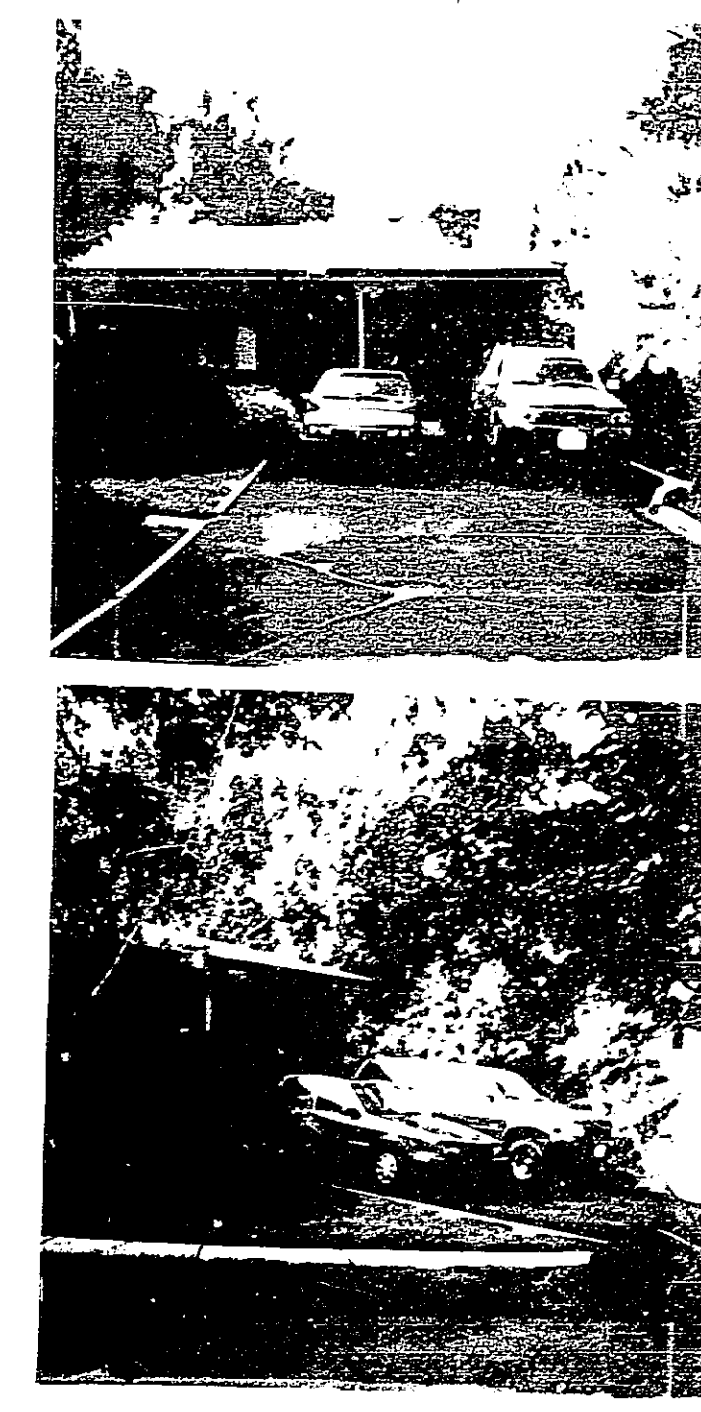
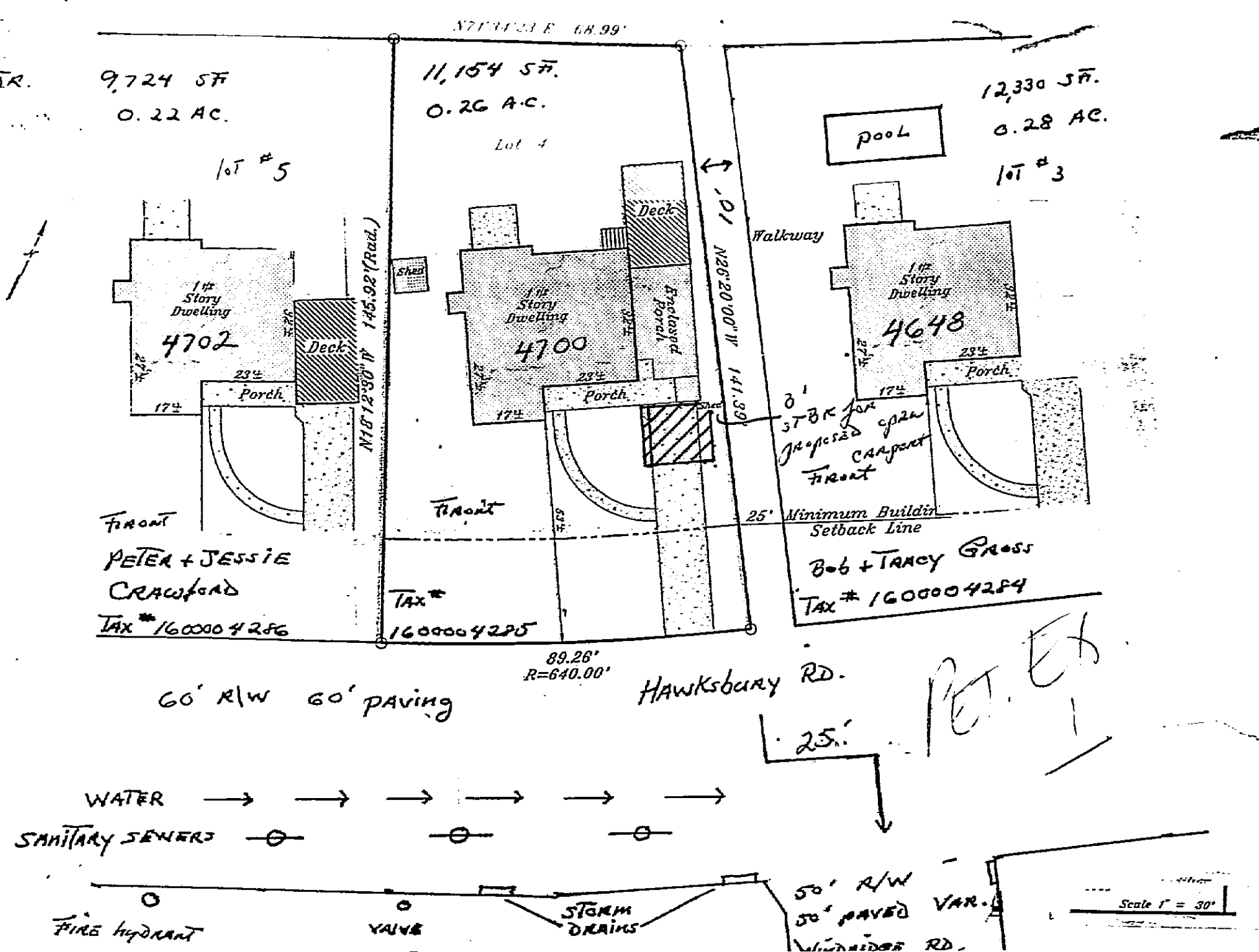
Map of Valley Glen North Area

Map of Valley Glen North Area

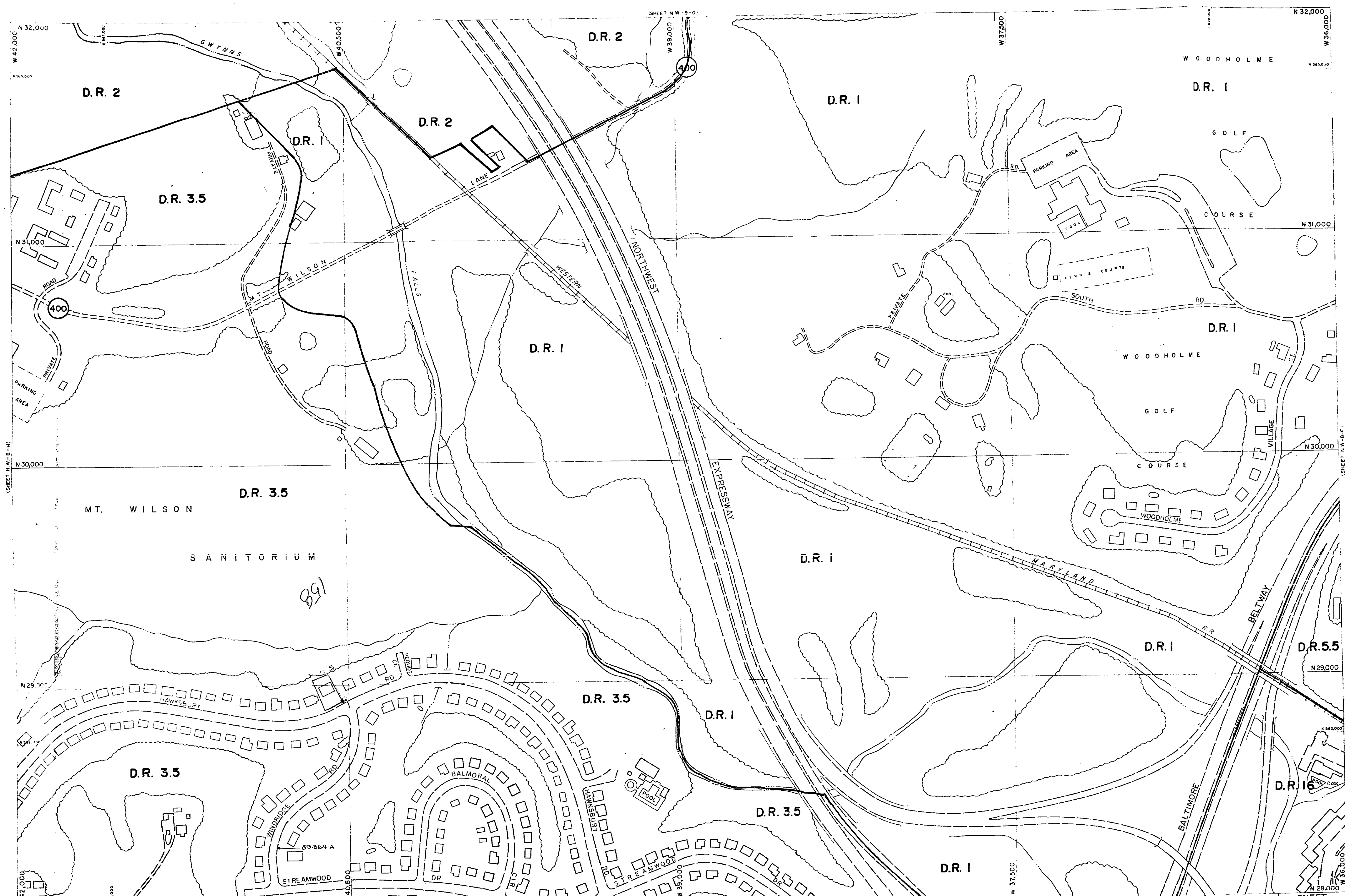
Map of Valley Glen North Area

Map of Valley Glen North Area

Map of Valley Glen North Area







P-SE  
P-NE

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
C.O. 13-1-88  
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92  
*William A. Howard*  
Chairman, County Council

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
MT. WILSON  
WOODHOLME

SHEET  
N.W.  
8-G





158

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

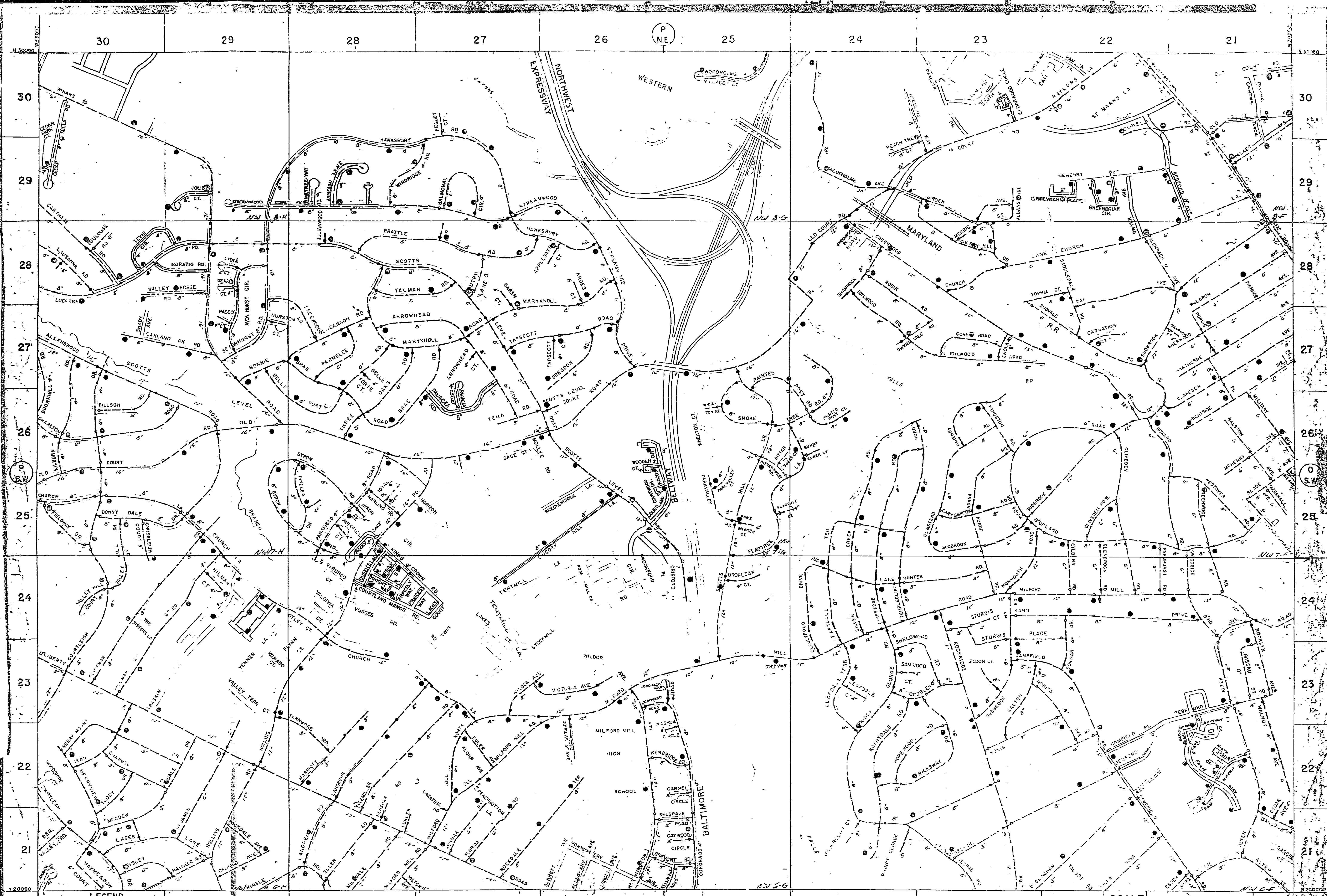
SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
GARRISON  
AREA

SHEET  
N. W.  
8-G

NOTED



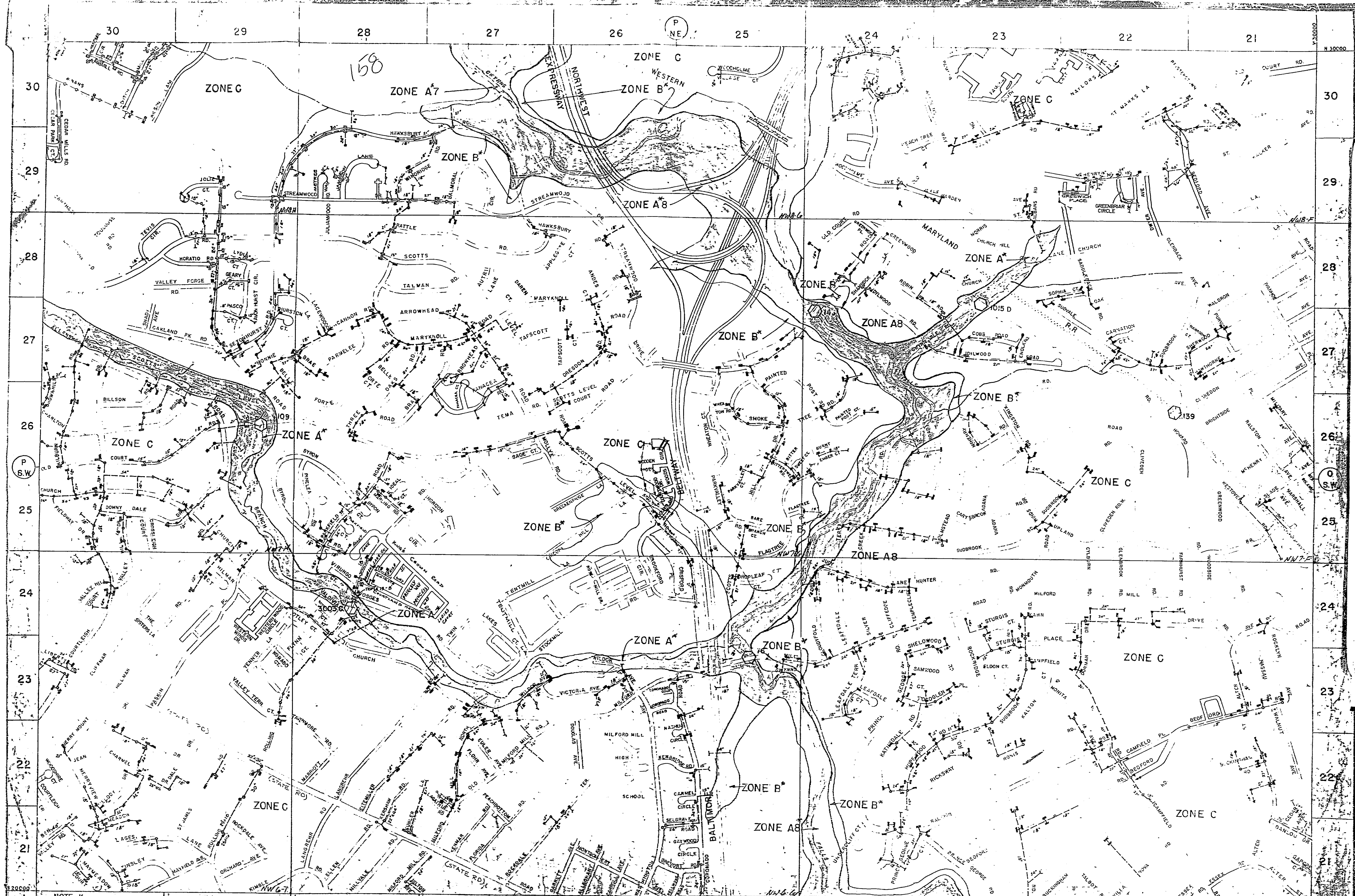


LEGEND  
B.C.M.D. MAINS SHOWN  
BALTIMORE CITY MAINS SHOWN  
FIRE HYDRANTS SHOWN  
VALVES SHOWN

BALTIMORE COUNTY METROPOLITAN DISTRICT  
KEY MAP  
WATER MAINS

SCALE	TOPO & PLAN SHEETS	KEY SHEET
1"=500'	NW 5 F 8-G	P
1"=125'	7 F 6-H	P
	8 F 7-H	P
	6-G 2-H	P
	7-G	P





NOTE:  
F.I.A. ZONE A  
F.I.A. ZONE B8C  
SEE FLOOD INS. RATE MAPS

BRIDGE STRUCTURES

BALTIMORE COUNTY METROPOLITAN DISTRICT  
KEY MAP  
STORM DRAINS

NOTE:

- 1. Floodplains shown for informational purposes only.
- 2. See D.P.W. for Delegation

SCALE	TOPO & PLAN SHEETS	KEY SHEET
1" = 500'	N.W. 5 F 3-G	P
	7 F 5-H	
	8 F 7-H	
	6-G 2-H	
	7-G	

MICROFILMED